

Lakewood Meadows HOA Board Meeting Minutes 11/6/2019
Marty Bognanno, Wendy Friedman-Kolsin, Kathy Hitchcock

The meeting was called to order at 6:00 p.m. at the home of Wendy.

1. The Board has received inquiries of Morrell developing the parcel of land behind the playground. Susan Attia called Steve Rising, who explained that a new cul de sac called Arbor Drive would be built at the crest of the hill in the townhouse section. Six duplexes and a triplex will be built, occupying less space than in the original plan for single-family homes. Nothing will be built on the hill south of the playground. The parcel behind the playground remains in the hands of Morrell as part of the Tax Map ID: 112.19-1-500.100. Wendy will call to confirm directly with Morrell, and Marty will speak to Lew Smith, who has insight into town development.
2. Newsletter items. Susan Attia is requesting items for the next newsletter. The committee chairs have been contacted and these minutes will be posted on our web site.
3. Finance. Wendy reviewed actual expenses paid to date and projected expenses for the next two months. Most items will be at or under budget for the year, except for the following: Income was higher than budgeted because an owner paid past dues to satisfy a lien, Beautification was higher with the development of a new garden bed, and Lawn & Landscaping was higher due to payment of a mowing billed from 2018. Committee Chairs will be contacted to request projected expenses for Wendy to prepare and present a budget at the next homeowner's meeting.
4. Restrictive Covenants Issues. We are receiving more frequent complaints of homeowners in violation of the Restrictive Covenants. Most issues are handled by Marty speaking directly to the owner. Some issues recur every year when homeowners park a boat on the property during the summer. Kathy will develop a letter notifying a homeowner in violation of where to find the Restrictive Covenants on our web page. The board will speak to Gail Tudman, who contacted an attorney previously about the legal rights of the HOA regarding these violations. Wendy suggested that we schedule a brief meeting with our attorney to review our options.
5. Planning for 2020.
 - We are a month behind in holding elections for new officers. Kathy will immediately ask for nominations to present a slate of officers for election.
 - Kathy will contact Wood Library to schedule a meeting room for an HOA meeting in January, and Wendy will ask Morrell if we can use any models.
 - We agreed to send Wegman's gift cards to thank committee chairs for their efforts throughout the year.